

# THE COACH HOUSE

Fishpools, Kyre, Tenbury Wells, Worcestershire, WR15 8RL  
Tel: 01885 410 208

## ACCESS STATEMENT FOR THE COACH HOUSE

### 1.00 INTRODUCTION

The Coach House is a self-catering cottage within the grounds of Fishpools in Kyre, just outside Tenbury Wells. If you have any queries with the information contained below, please do not hesitate to contact me. I am happy to help and look forward to welcoming you to The Coach House.

This access statement is available on my website and in the "Welcome Information Folder" in the cottage. It is also available in larger type, upon request.

### 2.00 PRE-ARRIVAL

Written directions to The Coach House are in the literature and on the website (and can also be emailed or posted). There are no regular public transport links to / from The Coach House, or even in the local vicinity. The nearest train stations are Ludlow (7miles) and Leominster (12miles), with the nearest bus stations at Tenbury Wells (3.5miles), Ludlow and Leominster. The closest mobility shop is in Ludlow.

### 3.00 ARRIVAL & CAR PARKING

There are numerous car parking spaces available within a short distance from the Coach House. A movement sensor operates the external lights in the car park. There is a narrow gravel path with a gradual incline that leads you up to four stone steps, and up to the front door.

### 4.00 MAIN ENTRANCE & GENERAL INFORMATION

Guests are met on their arrival and the keys for the cottage are handed over. Additional keys area available on request. All guests are given a familiarisation tour of The Coach House.

The front door opens onto a complete 'open-plan' space, with a Kitchen, Dining and Living spaces, a large double bed, a separate Shower Room with night storage heaters appropriately located. The "Welcome Information Folder" is located in the Living space, and contains details about The Coach House and surrounding area. A washing machine is available for residents use, located in the Kitchen.

### 5.00 FLOOR LAYOUT

5.01 You enter through the front door into a large 'open-plan' space, with timber flooring throughout, into the following areas:

5.02 Kitchen: This has plastered walls, sloping ceilings, exposed beams and tiling above the worktop. The Kitchen contains an electric cooker/oven, twin Belfast sink and microwave on the work surface. Crockery, glasses and cups are located in the base and wall Kitchen units. Pots and pans are also located in the base Kitchen units.

5.03 Shower Room: This contains an enclosed shower, wash-hand basin and WC.

- 5.04 Dining space: This contains a dining table with 4 chairs and a window overlooking the surrounding fields.
- 5.05 Living space: This has plastered walls, exposed beams and stonework surrounding the woodburning stove. There is a 2 seater sofa, one chair and a coffee table, that can all be moved as necessary. There is a TV/DVD with a remote control and access to teletext. A freeview box and CD player are also contained within the cottage. There is also access to the rear balcony through the French doors.
- 5.06 Bedroom space: This contains a double bed, and two separate bed-side tables with reading lamps. All the bedding is cotton or feather duvets / pillows.
- 5.07 Blacony & Grounds: These can be accessed through the French doors and there is a table, four chairs and a swing seat. Within the grounds there is a BBQ available for the guests use. The garden area surrounds the cottage and there is a small stream at the bottom of the adjoining wooded area.

## **7.00 ADDITIONAL INFORMATION**

- The "Welcome Information Folder" is available in large type upon request.
- Mobile phone reception varies from network to network. There is a phone within Fishpools, which is available upon request. In an emergency, please contact me at Fishpools.
- There is a smoke detector and a carbon monoxide detector in The Coach House.
- The Coach House is strictly non-smoking.
- Children must be supervised at all times.
- Visitors should be aware of the beehives on the front lawn.
- Dogs must be kept on a lead at all times.